

Meeting Date: Tuesday 3 September 2013
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Simon (Chairperson), Maggio and Yedelian OAM.

Apologies: Councillor Chung.

Leave of Absence: Councillor Pendleton.

Absent: Councillor Salvestro-Martin.

Staff Present: Acting Group Manager – Environment and Planning, Service Unit Manager – Assessment, Acting Service Unit Manager – Environmental Health and Building, Team Leader – Assessment, Assessment Officer – Building Surveyor, Senior Development Engineer, Business Support Coordinator – Environment and Planning and Meeting Support Coordinator.

DISCLOSURES OF INTEREST

Councillor Simon disclosed a Less than Significant Non-Pecuniary Interest in Item 3 - 92 Constitution Road West, Meadowbank, for the reason that he is an acquaintance of the father of the applicant.

1 CONFIRMATION OF MINUTES - Meeting held on 6 August 2013

RESOLUTION: (Moved by Councillors Yedelian OAM and Maggio)

That the Minutes of the Planning and Environment Committee 12/13, held on Tuesday 6 August 2013, be confirmed.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

2 32 KEPPEL ROAD, RYDE - LOT 225 DP 12999. Development Application for the construction of a double garage within the front setback of the dwelling and an awning to the side of the dwelling. LDA2013/0131.

Note: Geoff Starkey (objector) and Mark Fiore (owner) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Simon)

- (a) That LDA2013/0131 at 32 Keppel Road, Ryde being LOT 225 DP 12999 be deferred for the Acting Group Manager – Environment and Planning to undertake a mediation with the applicant and objectors to look at solutions to provide onsite car parking in closer compliance with Council policy and addressing the issues of vehicular and pedestrian safety.
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **24 SEPTEMBER 2013** as substantive changes were made to the published recommendation.

3 92 CONSTITUTION ROAD WEST, MEADOWBANK. LOT 2 DP 12059. Local Development Application to demolish laundry and construct new outbuilding/garage at the rear of the property. LDA2013/0046.

Note: Councillor Simon declared a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is an acquaintance of the father of the applicant.

Note: Amanda Kalache (objector), Brian Elbayeh (applicant) and George Saad (owner) addressed the Committee in relation to this Item.

Note: A series of photographs provided by Brian Elbayeh (applicant) were tabled in relation to this Item and a copy is ON FILE.

RECOMMENDATION: (Moved by Councillors Maggio and Simon)

- (a) That Local Development Application No. LDA2013/46 at 92 Constitution Road West, Meadowbank, being LOT 2 DP 12059 be approved without further modification, subject to the conditions contained in **Attachment 2** with the deletion of Part 1 - Condition 1, which required a reduction of the floor area of the outbuilding/garage to 56m².
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **24 SEPTEMBER 2013** as substantive changes were made to the published recommendation.

The meeting closed at 5.34pm.

CONFIRMED THIS 17TH DAY OF SEPTEMBER 2013.

Chairperson